PORTSMOUTH AVENUE

SANDERSON AVENUE

EXISTING MUNICIPAL WATER

EXISTING TOWN WATER SERVICE (EXACT LOCATION NOT DETERMINED)

100' DEED

150' DEED

EXISTING 3 BEDROOM HOUSE W/BASEMENT

EXISTING PAVED DRIVEWAY

GARAGE

SHED

SUMP OUTFALL

REMOVE EXIS TANK & PMP

EXIS INV

EXIS D-BOX

ASSUMED LEACH FIELD

TP

HOT TUB

GAZEBO

HEDGE

LAWN

BM#1
SET PK POLE
EL 48.93

BM#2
SET HUB
EL 50.00

BM#3
SET HUB
EL 49.31

SEE NOTE

NOTE: ALL COMPONENTS OF EXISTING SYSTEM AND ASSOCIATED ORGANIC MATERIAL TO BE REMOVED UNDER AND AT LEAST 5' LATERALLY FROM PROPOSED SYSTEM.

APPROX PL

100' DEED APPROX PL

N/F McKENZIE

N/F BLANCHETTE

54 50.77 FNDIP
4 50.31 EP
3 50.20 EP
13 49.12 CLSWALE
14 48.97 EP
5 49.69 EP
9 49.68 12"HEM
15 48.67 CLSWALE
10 49.66 16"HEM
6 49.26 EP
11 49.16 12"HEM
16 48.22 CLSWALE
48.64 15"PINE
7 49.05 EP
49 48.84 EP
63 48.93 EMPKP@
53 47.85 CLSWALE
8 48.71 EP
50 48.46 EP
52 48.23 EP
51 47.41 CLSWLWT**
59 48.60 CORFNC
63 50.28 GNDBOX
60 49.65 @ROCK
61 49.77 FNC
42 50.67 @ROCK
43 50.85 PIT
42 51.25 FNC
45 50.93 @ROCK
46 50.05 SET
54 50.07 CORWRFNC
47.63 47.34 BACKHDGE
58 47.67 @hhdge
47.6
57 50.75 ENDRMP*
8 50.58 CRHS@SMP
55 50.58 @TANK*
56 50.72 CORBRK**
38 53.0 STOOP**
CORDK*
50.37 GND
66 50.75
37 51.61
51.1 CORDK*
44 50.90 LAWN
35 51.65 CORPAD**
51.4
LAWN
51.27 LAWN
30 51.68 ENDWTFNC
31 50.67 BSGATE*
21 49.68 CRHSE***
20 49.61 CORHSEOH
22 49.60 CORGAR
69 49.53 LOWPAV**
50.66 CORGAR
70 49.93 EPDR**
24 49.72 CORGAR
49.47 BSSTONE
25 49.92 @ENDFNC
26 50.04 ENDFNC
28 49.87 SHEDX8
29 49.21 SHEDX8
18 53.74 MTLPOST*
19 53.30 EP
HEDGE
LAWN
SHED
50
52
48
100
150

Command= 210-
Point#, Start#-End# or G#= 1-100

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
		01-14-2025		13:40:13		D:...\BMHOME8	
		50.00	SETHUB	1	5000.0000	5000.0000	
		49.31	SETHUB	2	5046.7913	4995.9063	TRA
		50.20	EP	3	5099.5778	4952.3764	SS
		50.31	EP	4	5103.4873	4944.6913	SS
		49.69	EP	5	5086.4376	4979.0508	SS
		49.26	EP	6	5077.0015	4997.9033	SS
		49.05	EP	7	5068.0980	5016.0768	SS
		48.71	EP	8	5059.5935	5033.4101	SS
		49.68	12"HEM	9	5084.2618	4956.7573	SS
		49.66	16"HEM	10	5079.0081	4967.0334	SS
		49.16	12"HEM	11	5075.0643	4976.1241	SS
		48.64	15"PINE	12	5068.4952	4992.0933	SS
		49.12	CLSWALE	13	5089.8740	4956.5639	SS
		48.97	CLSWALE	14	5085.5996	4966.7241	SS
		48.67	CLSWALE	15	5080.7305	4978.7517	SS
		48.22	CLSWALE	16	5072.4942	4992.4143	SS
		50.58	CRHS@SMP	17	5066.7130	4960.7357	SS
		53.74	MTLPOST*	18	5021.1499	4856.9652	SS
		53.30	EP	19	5018.9997	4874.2674	SS
		49.61	CORHSEOH	20	5012.0591	4922.6241	SS
		49.68	CRHSE***	21	5013.4382	4937.3756	SS
		49.60	CORGAR	22	5007.1098	4945.9758	SS
		50.66	CORGAR	23	4998.2165	4964.2445	SS
		49.72	CORGAR	24	4983.5470	4957.0109	SS
		49.92	@ENDFNC	25	4968.8391	4961.5004	SS
		50.04	ENDFNC	26	4961.3569	4976.0558	SS
		49.47	BSSTONE	27	4980.3435	4960.4336	SS
		49.87	SHEDX8	28	4984.8275	4990.7881	SS
		49.21	SHEDX8	29	4981.7675	4998.1118	SS
		51.68	ENDWTFNC	30	5018.8579	4943.6624	SS
		50.67	BSGATE*	31	5011.1214	4959.0742	SS
		51.24	GATE	32	5003.5989	4973.2107	SS
		50.77	ENDWTFNC	33	4998.6296	4982.8848	SS
		50.07	CORWRFNC	34	4993.7119	4994.2660	SS
		51.65	CORPAD**	35	5024.0779	4957.1058	SS
		51.61	COR***	36	5031.5160	4960.3494	SS
		51.07	CORDKGND	37	5030.8202	4962.7723	SS
		53.00	STOOP**	38	5039.5322	4948.9715	SS
		52.43	CORDK*	39	5042.0336	4967.5697	SS
		50.72	CORBRK**	40	5044.2350	4968.2156	SS
		50.90	LAWN	41	5022.5422	4984.7251	SS
		51.25	LAWN	42	5009.6048	4978.4539	SS
		51.27	LAWN	43	5016.5959	4965.4713	SS
		50.90	LAWN	44	5028.7328	4973.0849	SS
		50.93	@ROCK	45	5002.6154	4990.0893	SS
		50.85	PIT	46	5012.8724	4993.8410	SS

JOB #10 582HOPLEY [100]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-14-2025-----13:40:13----------						D:...\BMHOME8	
		50.67	@ROCK	47	5019.0452	4995.7666	SS
		48.93	BMPKPOL	48	5060.3842	5009.2815	SS
		48.84	EP	49	5064.8200	5023.2353	SS
		48.46	EP	50	5053.8535	5045.0414	SS
		47.41	CLSWLWT*	51	5044.8034	5037.7992	SS
		48.23	EP	52	5047.4223	5058.1831	SS
		47.85	CLSWALE	53	5060.5343	5017.5757	SS
		50.77	FNDIP	54	5110.1549	4902.3674	SS
		54.30	SILL****	55	5047.8748	4952.2197	SS
		52.30	CRDK**	56	5046.7358	4956.4663	SS
		50.75	ENDRMP**	57	5057.6890	4962.9304	SS
		49.68	@FNC	58	5054.6913	4982.9674	SS
		48.60	CORFNC	59	5038.5200	5016.3030	SS
		49.65	@ROCK	60	5035.4361	5005.3359	SS
		49.77	FNC	61	5024.9782	5009.4581	SS
		50.25	FNC	62	5008.6996	5001.3596	SS
		50.28	GND@DBOX	63	5034.6493	4993.1542	SS
		50.37	GND	64	5040.6183	4979.8843	SS
		50.69	@TANK*	65	5048.7210	4965.0065	SS
		50.75	GND	66	5035.5681	4969.5569	SS
		47.34	BACKHDGE	67	5017.0061	5044.7395	SS
		47.67	bkhdge	68	5001.6474	5032.0177	SS
		49.53	LOWPAV**	69	5002.8388	4932.6343	SS
		49.93	EPDR**	70	4993.3728	4920.9664	SS

Point#, Start#-End# or G#= 4-

APPROVAL FOR CONSTRUCTION

CA2010099785 N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES CA2010099785
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095 APPROVAL NO.

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER: ALLISON/ROBERT HOPLEY
185 PORTSMOUTH AVE
GREENLAND NH 03840-

Map No./Lot No.: U-8 / 37
Subd. Appvl. No.: PRE67
Subd. Name:
County: ROCKINGHAM
Registry Book No.: 5069
Registry Page No.: 2038
Probate Docket No.: (If Applicable)

COPY SENT TO: BUILDING INSPECTOR
PO BOX 100
GREENLAND NH 03840

Type of System: N
3 BR
450 GPD

Town/City Location: GREENLAND

Street Location: 185 PORTSMOUTH AVENUE

BY APPLICANT: PERMIT NO. 00348

STOCKTON SERVICES
PO BOX 1306
HAMPTON NH 03843-1306

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED BELOW CONDITIONS

1. THIS APPROVAL IS VALID FOR 90 DAYS FROM DATE OF SAID APPROVAL, PER ENV-WQ 1003.22.
2. APPROVED WITH A MUNICIPAL WATER SUPPLY ONLY.

Approved this date: 01/20/2010 By: ERIC J THOMAS
N.H. Department of Environmental Services Staff
Date amended: Amended by:

(OVER)

REVISED 8/01

201000072 APPLICANT'S

PERC TEST DATA CA2010099785

PERC RATE: N/A FOR CLEAN SOLUTION SYSTEM

DESIGN LOADING: EXISTING 3 BEDROOM HOUSE

DISPERSAL AREA REQUIRED: MINIMUM PER W.A.I. MANUAL FOR 3 BEDROOMS = 75 – 100 SQ FT.

DISPERSAL AREA PROPOSED: 10' X 25' = 250 SQ FT PROVIDED

PROPOSED REPLACEMENT

SEPTIC SYSTEM PLAN

EXISTING FAILED SYSTEM

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Signed Eric Thomas
Date 1-20-2010

LOCUS: 185 PORTSMOUTH AVENUE
GREENLAND, NH
TAX MAP U-8 LOT 37

OWNER: ROBERT & ALLISON HOPLEY
185 PORTSMOUTH AVENUE
GREENLAND, NH 03840

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED ON THIS CONDITIONAL APPROVAL.

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
* * *
Ann W. Bialobrzeski
No. 348
Water Supply & Pollution Control

APPLICANT:
STOCKTON SERVICES
PO BOX 1306
HAMPTON, NH 03842
603 929-7404

DATE: JANUARY 5, 2010

APPROVAL:

RECEIVED JAN 15 2010

582

WASTEWATER ALTERNATIVES, INC

2 Whitney Road – Suite 10 - Concord, NH 03301

Telephone: 603-783-8042 Toll Free: (866) 900-2415 Fax (603) 369-4747
www.thecleansolution.com email: gary@thecleansolution.com

RESIDENTIAL
INSPECTION AGREEMENT
December 28, 2009

BUYER:	
Name:	Robert & Allison Hopley
Address:	185 Portsmouth Avenue
City, State Zip:	Greenland, NH 03840
Phone:	
Cell:	
Email:	

OWNER-IF DIFFERENT:
Name:
Address:
City, State Zip:
Phone:
Cell:
Email:

SITE:	
Property ID:	Tax Map U-8 Lot# 37
Address:	185 Portsmouth Avenue
City, State, Zip:	Greenland, NH 03840
Waterbody:	N/A

Property Type:
Residential Single Family: Yes
Residential Seasonal: No

MAINTENANCE REQUIRED:

The following maintenance is required. It is the owner's responsibility to see that this maintenance is performed.

☒ **Full Time Residential Use (Single Family Home)**

1. Inspection every 2 years by a WAI Technician or by a company or individual that has been certified by WAI to perform inspections.
2. Use a local pumper to pump out the septic and settling/pump tanks every 2 to 3 years. More or less frequent pumping may be required depending on system use and number of occupants. WAI and the pumper can determine the required frequency. Owner must retain records of pumping.
3. Compressor must run continuously. It should be checked for operation at least once a month.
4. BioCon™ chamber may require pumping between 6 and 8 years. WAI Technician will determine if pumping is necessary during inspection.
5. Compressor Air Filter to be cleaned or replaced yearly.

☐ **Seasonal Residential Use (Single Family Home when used less than 6 months per year)**

1. Inspection every 3 years by a WAI Technician or by a company or individual that has been certified by WAI to perform inspections.
2. Use a local pumper to pump out the septic and settling/pump tanks every 2 to 4 years. More or less frequent pumping may be required depending on system use and number of occupants. WAI or the pumper can determine the required frequency. Homeowner must retain records of pumping.
3. Compressor must run continuously. It should be checked for operation at least once a month.

WASTEWATER ALTERNATIVES, INC
2 Whitney Road – Suite 10 - Concord, NH 03301

Telephone: 603-783-8042 Toll Free: (866) 900-2415 Fax (603) 369-4747
www.thecleansolution.com email: gary@thecleansolution.com

4. Compressor may be disconnected during the off-season.
5. BioCon™ chamber may require pumping between 8 and 10 years. WAI Technician will determine if pumping is necessary during inspection.
6. Compressor Air Filter to be cleaned or replaced yearly.

Additional Maintenance Requirements:

Depending upon occupant's healthcare needs, WAI will require owners to have the system inspected and pumped on an annual basis. If the occupant no longer requires medical treatments with adverse effects to the system, a normal maintenance schedule of once every 2 years can be implemented.

Following the above schedule will fulfill your obligations to maintain your warranty.

The first inspection is included in the sales price. Maintenance Contracts are available from WAI. The service will include a detailed inspection of the system and replacement of any failed items within the BioCon Chamber. Tank pumping is not included in the price and must be arranged by the property owner. Failure to have a maintenance agreement with WAI or an approved vendor will void maintenance warranty outlined in the **Sales Agreement.**

INSPECTION FEE SCHEDULE
Single Family Residential Homes – fee is $200.00 per inspection plus the cost of replacement parts not covered by warranty.

Inspection fees may be revised by WAI as needed to adjust cost of services.

Inspection fees will be billed at time of service. Failure to perform inspection or pay for inspection will void WAI warranty.

By signing below the owner or owner's representative has read the above Maintenance requirements and conditions outlined in the SALES AGREEMENT and agrees to perform the necessary maintenance and inspections as outlined.

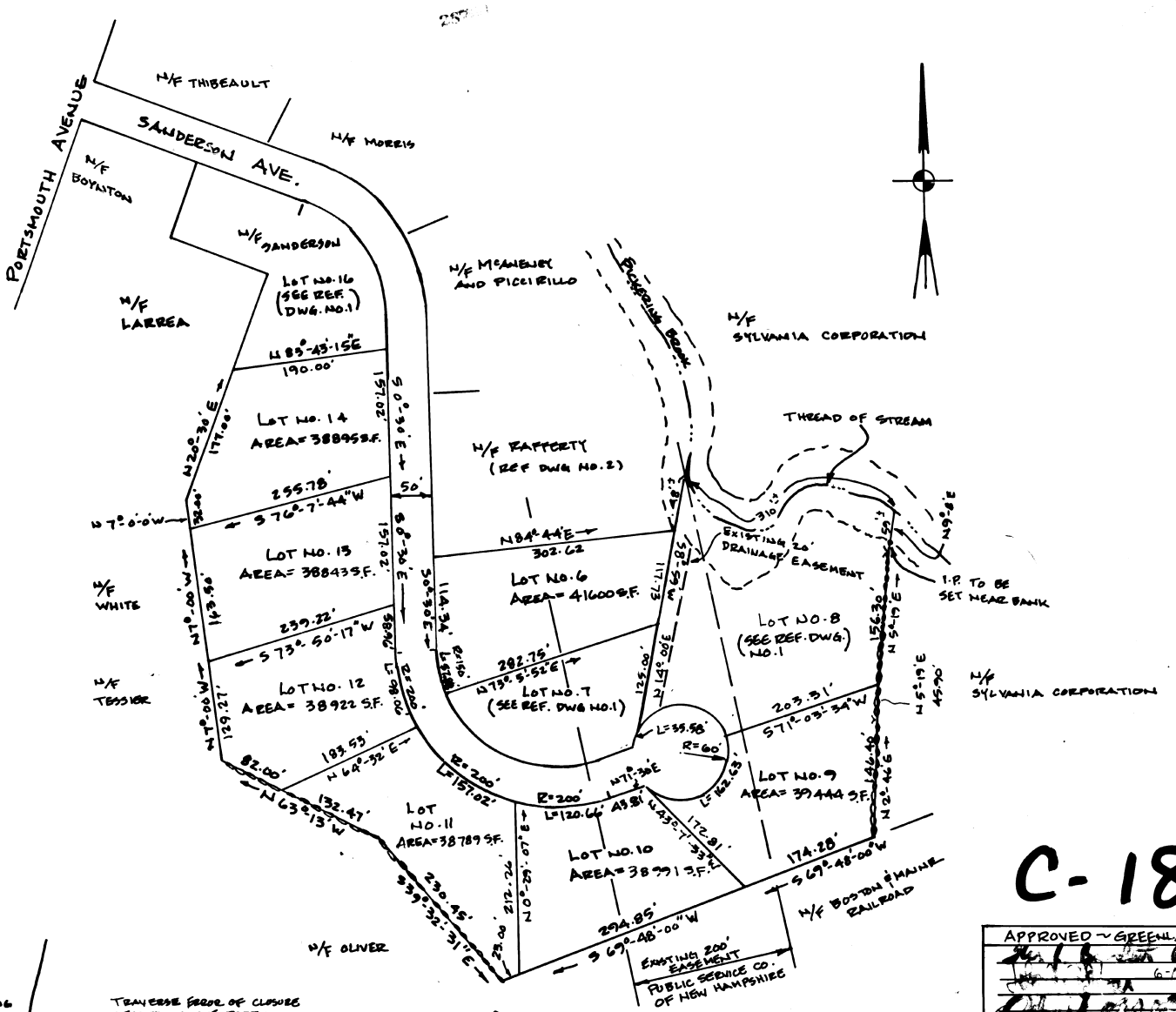
ACCEPTED:
BUYER:

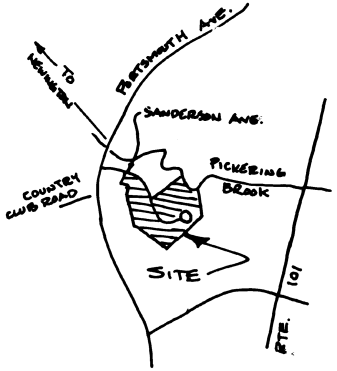
Robert & Allison Hopley
185 Portsmouth Avenue
Greenland, NH 03840
Phone:

DATE:

Printed from Internet by Acct #: s58 on 12/2/2009

JUN 20 12 20 PM '88





LOCATION PLAN
(NOT TO SCALE)

TRAVERSE ERROR OF CLOSURE LESS THAN ONE PART IN 10000.
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE ACCURATE AND IN ACCORDANCE WITH PROVISIONS SET FORTH IN RSA 356 B:20
Ronald Wiseman 6/11/88

REFERENCE DRAWINGS:

1. "SUBDIVISION PLAN FOR J.M. SANDERSON", DATED 10/6/73 RECORDED IN ROCKINGHAM CO. REG. OF DEEDS AS PLAN # D-4152.
2. ROCKINGHAM CO. REG. OF DEEDS PLAN # D-8694

NOTES:

1. IRON PIPES TO BE SET AT EACH LOT CORNER
2. SUBDIVISION APPROVAL # 6929
3. TAX MAP # U-8, LOTS 22 & 26

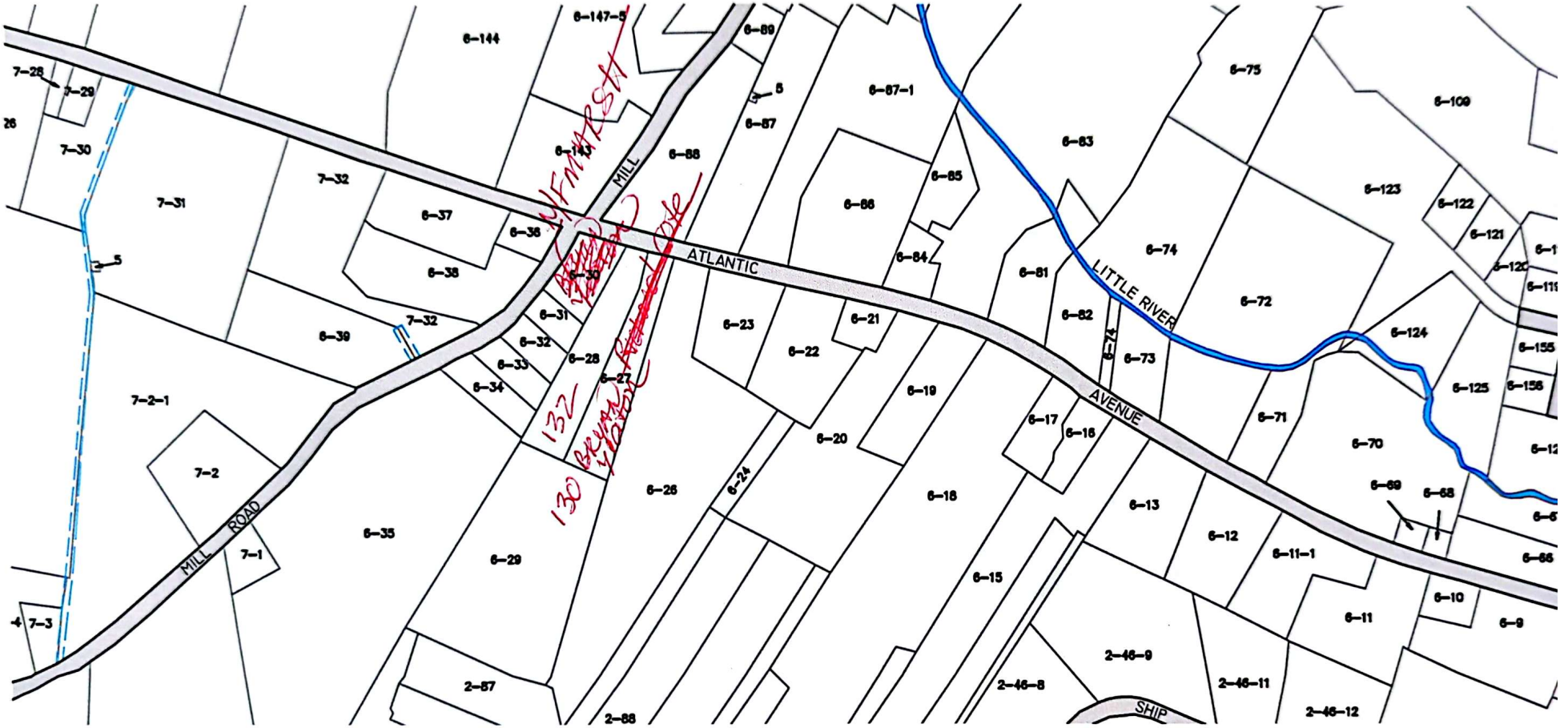
STATE OF NEW HAMPSHIRE — No. 468 — RONALD B. WISEMAN — LAND SURVEYOR

C-18130

APPROVED ~ GREENLAND, N.H. PLANNING BOARD
6-16-88

SUBDIVISION OF LAND OF
JASAND CORPORATION
AND
J. M. SANDERSON JR.
SANDERSON AVENUE
GREENLAND, NEW HAMPSHIRE

BY	DATE	SCALE	
RBW	6/11/88	1"=100'	


MILL
ATLANTIC
AVENUE
MILL ROAD
LITTLE RIVER
SHIP
6-144
6-147-5
6-89
6-87-1
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6-109
6-143
6-88
6-87
6-83
6-123
6-122
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2-46-8
2-46-11
2-46-12
2-57
2-58
7-28
7-29
7-30
7-31
7-32
7-2-1
7-2
7-1
7-3
132
130

MBLU :	006/ 028/ 000/ / /
Location:	132 ATLANTIC AVE
Owner Name:	HATCH DONALD K & DOLORES E
Account Number:	006-028-000

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	79,900	79,900
Xtra Bldg Features	2,500	2,500
Outbuildings	9,200	9,200
Land	194,600	194,600
Total:	**286,200**	**286,200**

Owner of Record

HATCH DONALD K & DOLORES E

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
HATCH DONALD K & DOLORES E	1/ 1	1/1/1900	0

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
1.95 AC	R2	194,600	194,600

Construction Detail

Building # 1

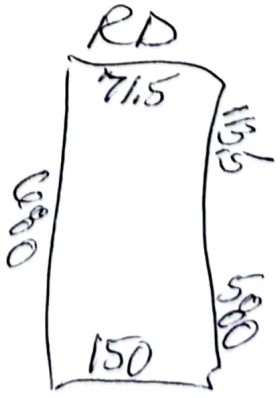
STYLE Ranch
Stories: 1 Story
Exterior Wall 1 Wood Shingle
Roof Structure: Gable/Hip
Roof Cover Asph/F Gls/Cmp
Interior Wall 1 Plywood Panel
Interior Flr 1 Carpet
Interior Flr 2 Vinyl/Asphalt
Heat Fuel Oil
Heat Type: Hot Water
AC Type: None
Total Bedrooms: 03
Total Bthrms: 1
Total Half Baths: 0

Building Valuation

Living Area: 1,217 square feet
Year Built: 1930
Depreciation: 42%
Building Value: 79,900

1940 Porter 11/1256
ENOS 1514-454 V 1959
Perkins V 1980
Hatch

2356-1545



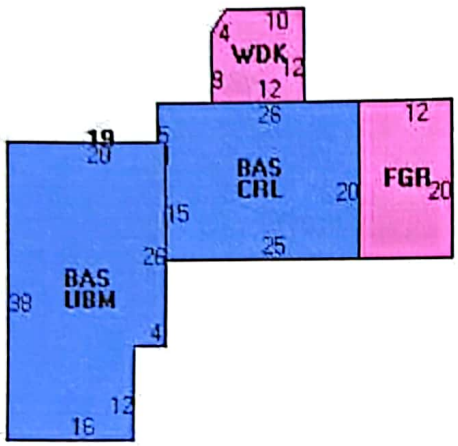
Extra Features

Code	Description	Units	Appraised Value
FPL1	FIREPLACE 1 ST	1 UNITS	1800
FPO	EXTRA FPL OPEN	1 UNITS	700

Outbuildings

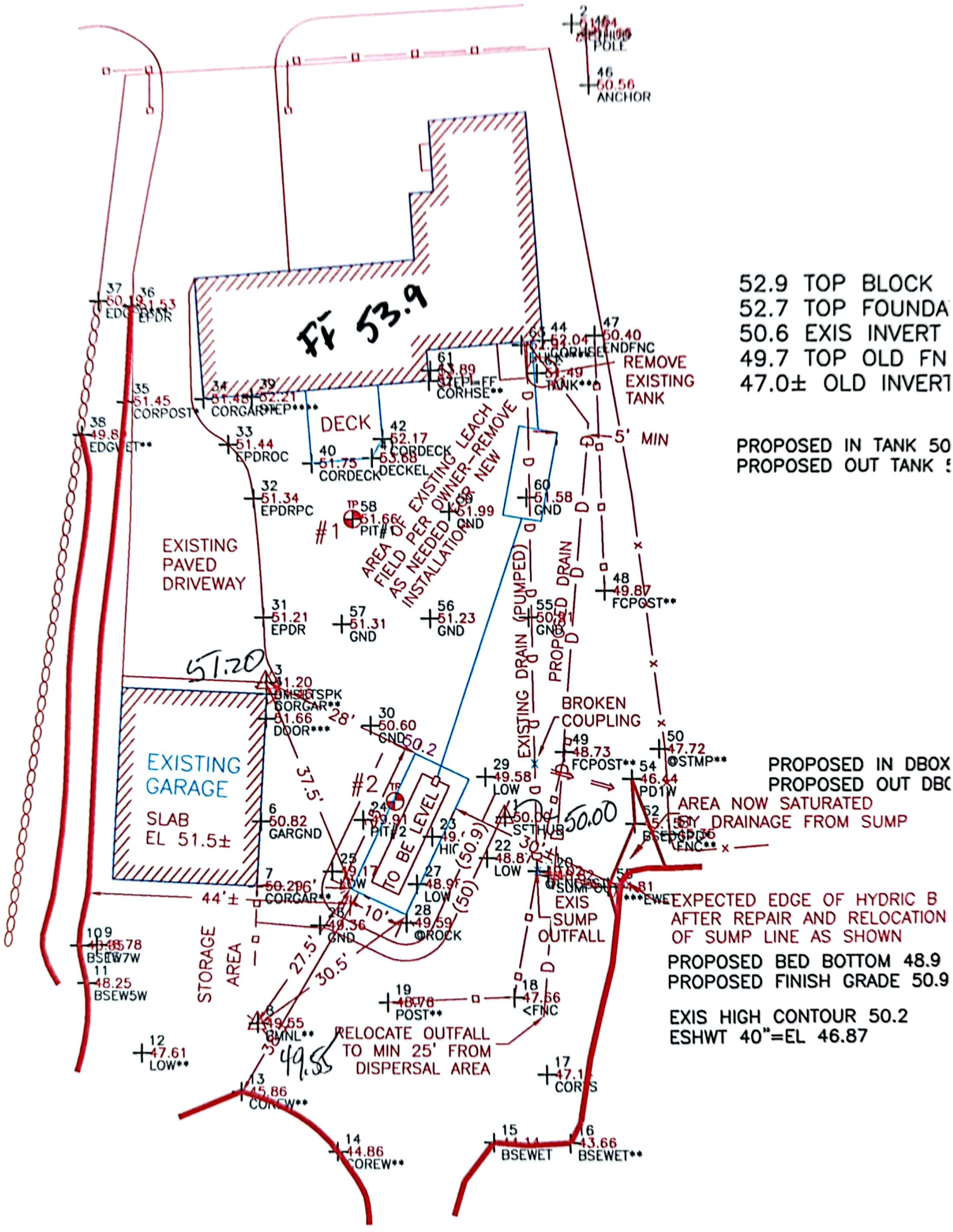
Code	Description	Units	Appraised Value
FGR1	GARAGE-AVE	768 S.F.	9200

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1217	1217
CRL	Crawl Space	505	0
FGR	Garage,Framed	240	0
UBM	Basement, Unfinished	712	0
WDK	Deck, Wood	141	0


FF 53.9
DECK
EXISTING PAVED DRIVEWAY
EXISTING GARAGE
SLAB EL 51.5±
STORAGE AREA
#1
#2
PIT#1
PIT#2
TO BE LEVEL
AREA OF EXISTING LEACH FIELD PER OWNER-REMOVE AS NEEDED FOR NEW INSTALLATION
EXISTING DRAIN (PUMPED)
PROPOSED DRAIN
REMOVE EXISTING TANK
5' MIN
BROKEN COUPLING
AREA NOW SATURATED BY DRAINAGE FROM SUMP
EXISTING SUMP OUTFALL
RELOCATE OUTFALL TO MIN 25' FROM DISPERSAL AREA
44'±
37.5'
28'
50.2
50.00
(50.9)
(50)
10'
27.5'
30.5'
52.9 TOP BLOCK
52.7 TOP FOUNDA
50.6 EXIS INVERT
49.7 TOP OLD FN
47.0± OLD INVERT
PROPOSED IN TANK 50
PROPOSED OUT TANK 5
PROPOSED IN DBOX
PROPOSED OUT DBC
EXPECTED EDGE OF HYDRIC B AFTER REPAIR AND RELOCATION OF SUMP LINE AS SHOWN
PROPOSED BED BOTTOM 48.9
PROPOSED FINISH GRADE 50.9
EXIS HIGH CONTOUR 50.2
ESHWT 40"=EL 46.87

PT PERC TEST DATA

PERC RATE: N/A FOR CLEAN SOLUTION SYSTEM

DESIGN LOADING: EXISTING 3 BEDROOM HOUSE

DISPERSAL AREA REQUIRED: MINIMUM PER W.A.I. MANUAL FOR 3 BEDROOMS = 75 – 100 SQ FT.

DISPERSAL AREA PROPOSED: 10' X 25' = 250 SQ FT PROVIDED

PROPOSED REPLACEMENT

SEPTIC SYSTEM PLAN

EXISTING FAILED SYSTEM

LOCUS: 185 PORTSMOUTH AVENUE
GREENLAND, NH
TAX MAP U–8 LOT 37

OWNER: ROBERT & ALLISON HOPLEY
185 PORTSMOUTH AVENUE
GREENLAND, NH 03840

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
* * *
Ann W. Bialobrzeski
No. 348
Water Supply & Pollution Control

VOID

APPLICANT:
STOCKTON SERVICES
PO BOX 1306
HAMPTON, NH 03842
603 929–7404

DATE: DECEMBER 30, 2009

APPROVAL: _____

SHALL
E ODORS OCCUR,

582

WASTEWATER ALTERNATIVES, INC
developing innovative solutions with sustainable results
2 Whitney Road – Suite 10 - Concord, NH 03301

Telephone: 603-783-8042 Toll Free: (866) 900-2415 Fax (603) 369-4747
www.thecleansolution.com email: info@thecleansolution.com

December 28, 2009

Robert & Allison Hopley
185 Portsmouth Avenue
Greenland, NH 03840

Dear Mr & Mrs. Hopley:

Thank you for choosing to use ***THE CLEAN SOLUTION™*** alternative septic system for your existing 3-bedroom single-family home located at 185 Portsmouth Avenue in Greenland, NH. Attached is a sales agreement for the system. This agreement describes what you are buying, the required maintenance, your warranty, the price and the terms of sale.

The following is enclosed:

1. A complete copy of the Sales Agreement and Inspection Contract for your records.

2. **Inspection Contract** – Return one signed copy to Anne Bialobrzeski of Stockton Services. Anne will send one signed copy to NHDES with your subsurface disposal plan submittal. NHDES needs this for their records to show that you are aware of the required maintenance.

3. **Sales Agreement and Inspection Contract –** Please sign and return with the initial payment to WAI approximately three weeks prior to the system installation. Please provide WAI with the name and contact information of your installer. This information is needed to allow WAI to coordinate the installation date.

VOID

I look forward to working with you. Please give me a call if you would like to discuss the system or the sales agreement.

Sincerely,

Gary R. Spaulding

Gary R. Spaulding
General Manager

JOB INVOICE

RICK'S SEPTIC TANK SERVICE

3 Weare Road
HAMPTON FALLS, NH 03844
Office: (603) 926-0543
Cell: (603) 770-6274

2595

CUSTOMER'S ORDER NO.	DATE ORDERED
ORDER TAKEN BY	DATE PROMISED ☐ A.M. ☐ P.M.

BILL TO: Robert Hopley — PHONE:
ADDRESS: — MECHANIC:
CITY: — HELPER:
JOB NAME AND LOCATION: 185 Portsmouth Ave — ☐ DAY WORK ☐ CONTRACT ☐ EXTRA
DESCRIPTION OF WORK: Greenland NH.

Septic Inspection

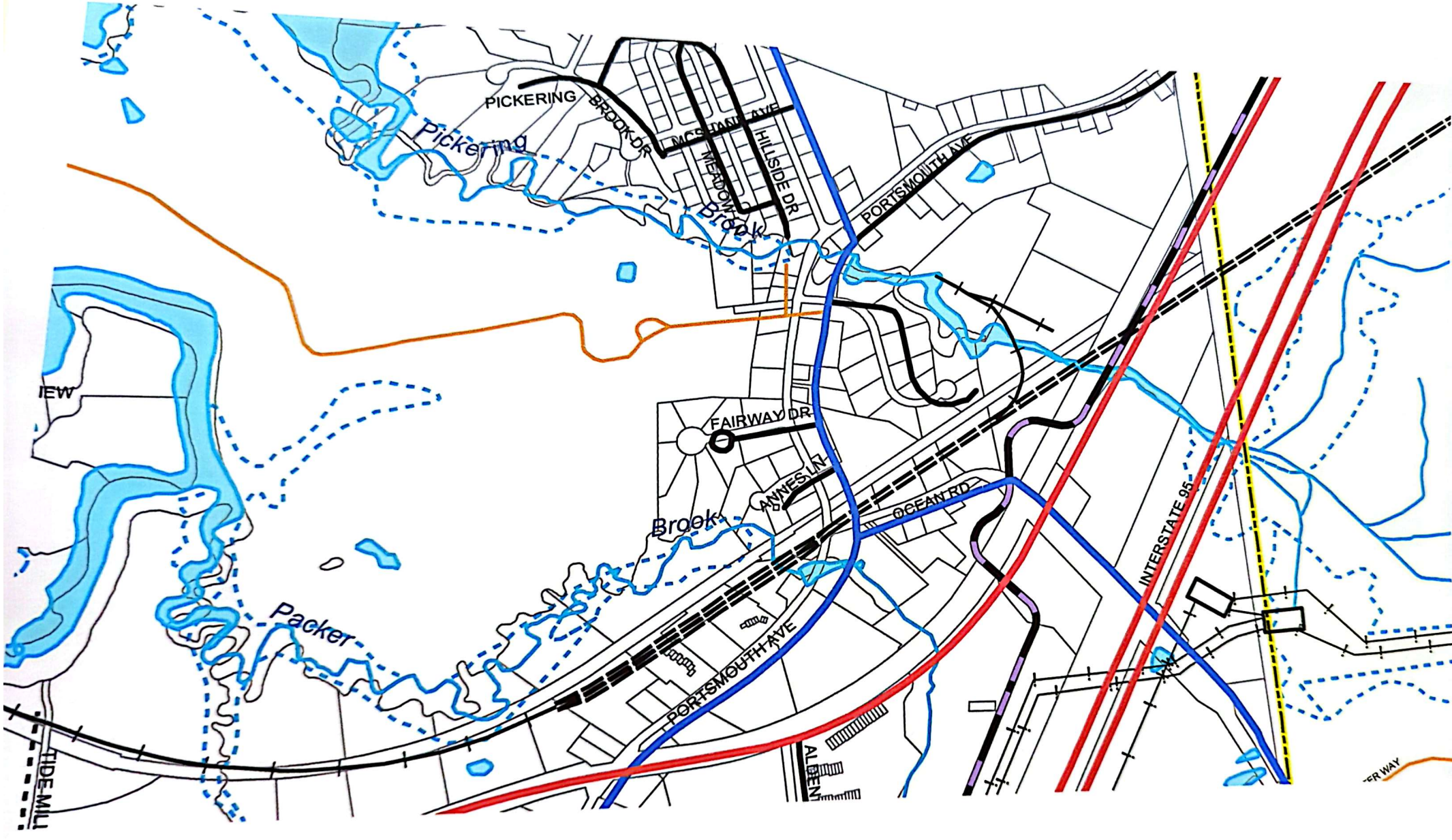
QUANT.	DESCRIPTION OF MATERIAL USED	PRICE	AMOUNT
	uncover inlet baffle cover, pump out cover. inlet baffle has fallen off uncover outlet baffle cover and the outlet baffle has fallen off also. Probe and dig down to top of stone bed. the leaching field is puddling about 6" to 7" deep. at least half way up into stone bed, and into bottom of pipes in the leaching field. The leaching field is showing stress and I do not now how long the system will last. We do not now how long the outlet baffle has been off the tank.		

HOURS	LABOR MECHANICS	AMOUNT	TOTAL MATERIALS
	HELPERS		TOTAL LABOR
	R.B.M. Jr.		

I hereby acknowledge the satisfactory completion of the above described work.

TOTAL LABOR | TAX

SIGNATURE | DATE COMPLETED


PICKERING BROOK DR
Pickering
Brook
MEADOW LN
HILLSIDE DR
PORTSMOUTH AVE
FAIRWAY DR
ANNES LN
OCEAN RD
Brook
INTERSTATE 95
Packer
PORTSMOUTH AVE
ALDEN
HIDE-MILL

ated from Internet by Acct #: S58 on 12/2/2009

C/H
L-CHIP
ROA057017

057869

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Donald R. Moreau, Trustee of the Lindsey A. Moreau Revocable Trust of 2004, with a mailing address of 185 Portsmouth Avenue, Greenland, NH 03840

FOR CONSIDERATION PAID, grants to Robert Hopley and Allison Hopley, Husband and Wife, of 175 Wibird Street, Portsmouth, NH 03801, **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

WITH WARRANTY COVENANTS, the following described parcels of land:

A certain parcel of land with the buildings thereon, situate in Greenland, County of Rockingham and State of New Hampshire, on the easterly or southeasterly side of Portsmouth Avenue, bounded and described as follows:

Beginning at the Southwesterly corner of the described premises on the Easterly sideline of Portsmouth Avenue, at land now or formerly of Will H. Soper, and thence running Northerly by Portsmouth Avenue, 100 feet to a point at land now or formerly of Waldo K. and Bertha E. Butterfield, thence turning and running on an Easterly course by land of said Butterfield parallel to the Northerly sideline of said Soper land, 150 feet to a point; thence turning and running in a Southerly course by said land of said Butterfield on a course parallel to the Easterly sideline of Portsmouth Avenue, 100 feet to the Northerly sideline of said Soper land, and at a point 150 feet Easterly of said Portsmouth Avenue; thence turning and running Westerly by the Northerly sideline of said Soper land, 150 feet to Portsmouth Avenue at the point of beginning.

ROCKINGHAM COUNTY REGISTRY OF DEEDS

Meaning and intending to convey the same premises conveyed to Lindsey A. Moreau, Trustee of the Lindsey A. Moreau Revocable Trust of 2004 dated June 7, 2005 and recorded in the Rockingham County Registry of Deeds at Book 4498, Page 752.

WITNESS my hand this 24th day of November, 2009.

3779-2117
Boynton
~~37~~ 2352-045
Fallen
2213-1806 1973
Fielder
1990-043
Fogarty
1927-033
Downs 1838 Lysik

Donald R Moreau, Trustee
Donald R. Moreau, Trustee
The Lindsey A. Moreau Revocable Trust of 2004

9/18/61
1612-190 Butterfield

Parent tract
1061-340
1946 Vacated

Buddy cell 205-2010

Robert & Alison Hopley now owners 498-1045

Bob 498-1045

Rick Merrill pumped tank 603-

This email was sent on behalf of:

Buddy Dowd
Dowd & Werry Real Estate
10 Eagle Rock Road
Rye, NH 03870
Mobile:
Phone: (603) 436-0088
Fax:

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Please add innovia@nnerenmls.com to your address book to ensure our emails reach your inbox.
The contents of this email regard real estate properties in which you may be interested, and is based on an established marketing relationship.

Residential
2784684 Pending

185 Portsmouth Ave.
Greenland, New Hampshire 03840

0 (12)

L$349,900

Style:	Raised Ranch	**Rooms:**	7
Year Built:	1969	**Bedrooms:**	3
Color:	Beige	**Total Baths:**	2
Taxes:	$ 4,012.00	**Full:**	1
Taxes TBD:	No	**3/4 Baths:**	1
Tax Year:	2009	**1/2 Baths:**	0
Monthly Assoc.$:	$	**Garage Capacity:**	3
Lot Acre:	.34	**Garage Type:**	Detached
Lot SqFt:	14,810	**Total Fin SqFt:**	2,341
Road Frontage:		**Apx Fin Above Grd:**	1,557
Water Frontage:		**Apx Fin Below Grd:**	784
Water Acc Type:		**Foot Print:**	
Zoning:	Res		

Water Body Type:		**Water Body Restr.:**		**Surveyed:** Unknown	**Seasonal:** No
Water Body Name:		**Current Use:**		**Flood Zone:** Unknown	**Owned Land:**

Public Rems: ATTENTION GOLFERS! Located across from Portsmouth Country Club, this bright, south facing home is completely renovated, not a drive-by! Meticulously maintained interior boasts open concept w/fireplaced living rm, hrdwd flrs, central air, in wall speakers, and wrap-around deck. Beautiful landscaping, & 3 garage spaces. Close to Portsmouth & beaches.

Directions: From Portsmouth, Route 33 West, at lights take right on Portsmouth Avenue, house is directly across from Portsmouth Country Club entrance, on the left.

APPROXIMATE ROOM DIMENSIONS

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath			1			1/2 Bath					
3/4 Bath		1				Den					
Dining Rm	14x13		1			Family Rm	25x25	1			

4907-1058

Kitchen	17x11	1	**Living Rm**	22x15	1
Master BR	12x13.5	1	**2nd BR**	13.5x11	1
3rd BR	10x10		**4th BR**		
Other Rm 1			**Other Rm 2**		
Other Rm 3					

FEATURES

Amenities:	Ceiling Fans , Deck , Eat In Kitchen , Fireplace-Gas , Gazebo , Hearth , Out Building , Other		
Basement:	Daylight , Finished , Walk Out , Storage Space		
Construction:	Wood Frame		
Driveway:	Paved	**Electric:**	200 Amp , Circuit Breaker
Appliances:	Cook Top-Electric , Dishwasher , Dryer , Range-Electric , Microwave , Refrigerator , Washer	**Exterior:**	Vinyl
Financing:		**Foundation:**	Concrete
Garage/Park:	Detached	**Heating/Cool:**	Baseboard , Multi Zone
Heat Fuel:	Oil	**Lot Desc:**	Corner , Landscaped , Level
Negotiable:		**Restrictions:**	
Roads:	Paved , Public	**Roof:**	Shingle-Other
Sewer:	Septic	**Water:**	Public
Fee Includes:		**Water Heater:**	Off Boiler
Disability:			

Book/Pg:	4498/0752	**Tax Rate:**	$ 13.70	**Tax Class:**		**Tax Reduct:**	No
Elderly:		**Veteran:**		**Other:**		**Map/Blck/Lot:**	00-8/ / 37
Covenant:	No	**Assmt:**	$ 302,200.00	**Assmt Yr:**	2008	**Recorded Deed:**	Warranty
Elem Sch:	Greenland Central School	**Jr./Mid Sch:**	Greenland Central School	**High Sch:**	Portsmouth High School	**District:**	
County:	Rockingham	**New Const:**	No	**Source SqFt:**		**Closed Date:**	
Excl Sale:		**Devel/Subdiv:**					

PREPARED BY

Buddy Dowd
Dowd & Werry Real Estate
10 Eagle Rock Road
Rye, NH 03870
Lister: Lisa MacBride of The Gove Group Real Estate, LLC

Email : DowdandWerry@comcast.net
Off. Ph# : (603) 436-0088
Agt. Ph# : (603) 436-0088 ext.
Cell Ph# : () -
Fax Ph# : () -

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This display was created 10/30/2009.

While the information was believed accurate at that time, all information is subject to verification.

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MBLU : 0/U 8/ 37/ / /

Location: 185 PORTSMOUTH AVE

Owner Name: LINDSEY A MOREAU REV. TRUST-2004

Account Number: 194

Parcel Value

Item	Assessed Value
Buildings	152,900
Xtra Bldg Features	2,500
Outbuildings	6,800
Land	140,000
Total:	**302,200**

Owner of Record

LINDSEY A MOREAU REV. TRUST-2004
LINDSEY MOREAU TRUSTEE

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
LINDSEY A MOREAU REV. TRUST-2004	4498/0752	6/20/2005	2,667
MOREAU DONALD R	3779/2117	6/3/2002	240,000
BOYNTON DOROTHY C	02352/0045	10/1/1979	63,000
FALLEN EDWARD J & MARIE B	01990/0043		27,500

Land Line Valuation

Size	Zone	Assessed Value
0.34 AC	RES	140,000

Construction Detail

Building # 1

STYLE Raised Ranch
Stories: 1 Story
Roof Structure: Gable/Hip
Interior Flr 1 Hardwood
Heat Type: Hot Water
Total Bthrms: 2
Bath Style: Average

MODEL Residential
Occupancy 1
Roof Cover Asph/F Gls/Cmp
Interior Flr 2 Carpet
AC Type: None
Total Half Baths: 0
Kitchen Style: Modern

Grade: Average +10
Exterior Wall 1 Vinyl Siding
Interior Wall 1 Drywall/Sheet
Heat Fuel Oil
Total Bedrooms: 03
Total Rooms: 7

Building Valuation

Living Area: 1,557 square feet
Depreciation: 24%

Replacement Cost: 201,125
Building Value: 152,900

Year Built: 1960

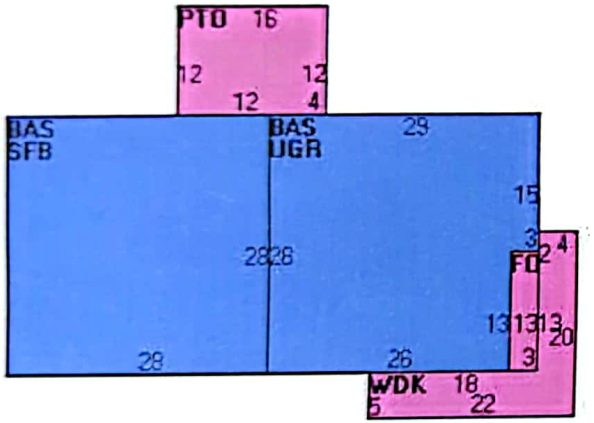
Extra Features

Code	Description	Units
FPL1	FIREPLACE 1 ST	1 UNITS

Outbuildings

Code	Description	Units
SHD7	SHEDSV	1 UNITS
SHD1	SHED FRAME	64 S.F.
FGR1	GARAGE-AVE	320 S.F.

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1557	1557
FOP	Porch, Open	39	0
PTO	Patio	192	0